

KING COUNTY COMPREHENSIVE PLAN 2004
POLICY RP-307/RP-308 ANALYSIS MATRIX

1. Amended and New Policies in 2004 Plan Policies Deleted from 2003 Plan	2. Rationale for Change or Addition of Policy	3. Effect of Change or Addition of Policy	4. Cite GMA and CPPs which amendment complies with as applicable.	5. Is amendment consistent with Functional Plans and Capital Improvement Programs or are changes to the Plans and CIPs needed?	6. Identify new Regulations or zoning changes needed to implement the amendment.
1. [RP-307(a)]	2. [RP-307(a, c)]	3. [RP-307(b)]	4. [RP-307(d, e)]	5. [RP-307(f)]	6. [RP-307(g)/RP-308]
Cottage Lake – Map Amendment 1 Add one parcel to the Cottage Lake Rural Neighborhood. The proposed land use designation for the parcel is Rural Neighborhood. The proposed zoning is NB-P, Neighborhood Business, retaining the existing p-suffix development condition.	Property owners support redesignation. The property is on the southwest corner of the intersection of two major roads, is oriented toward the commercial properties which exist on each of the other corners of the intersection, and separated from adjacent residential uses by the topography of the area, so area should not be negatively impacted.	Will provide additional opportunities for services and convenience shopping for surrounding Rural residents.	Complies with RCW 36.70A.070 (5) and CPPs FW-10 and LU-6.	N/A	Rezone subject parcel to NB-P.
Duvall Rock Quarry – Map Amendment 2 Redesignate Duvall Rock Quarry property from Mining to Rural Residential. The proposed land use designation is Rural Residential. The proposed zoning is RA-10, Rural Residential – one home per ten acres. Eliminate Potential M zoning on adjacent property. Redesignate site to Potential Surface Mineral Resource Site on the Mineral Resource map.	In accordance with existing Comprehensive Plan policy R-555, zoning was re-evaluated when permit necessary for mineral extraction was not approved. Environmental constraints at the site are an obstacle to mineral extraction. Therefore, the site should be rezoned to RA-10, consistent with surrounding properties.	Redesignates the property for Rural Residential use and applies RA-10 zoning. Changes the designation on the Mineral Resource map to Potential Surface Mineral Resource Site.	Consistent.	N/A	Rezone to RA-10.
Dale Frank Property – Map Amendment 3 Redesignate Urban Industrial Property to Residential use. The proposed land use designation is Urban Residential, Medium. The proposed zoning is I-SO, Potential R-12-SO.	The property owner has requested redesignation of the property to Residential use. The topography of the subject property is oriented toward the residential area adjacent	The property owner will be able to apply for a rezone to R-12-SO, and eventually develop the property for residential use.	Complies with RCW 36.70A.070(1) and CCPs LU-31 and RF-5.	N/A	A Potential R-12-SO zoning should be applied, and the existing I-SO zoning retained.

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	to the north rather than the industrial zone. Industrial development on the property would potentially have adverse effects for nearby residents. Kirkland planners support the proposed redesignation.				
Willows Road – Map Amendment 4 Add 128 acres to the Urban Growth Area. It is proposed that the northern part of the study area be redesignated Greenbelt/Urban Separator and the southern portion Urban Residential, Medium density. It is proposed that the northern section be rezoned R-1-SO and R-1-P-SO, and the southern portion zoned R-6-SO. Eliminate the Agricultural Production Buffer Special District Overlay, but retain the existing P-suffix development conditions and the Significant Trees Special District Overlay. The area should be added to the Kirkland PAA.	The subject area no longer serves as a Rural buffer to the Sammamish APD, is nearly surrounded by the UGA, and where still adjacent to the APD, is separated by a slope and railroad rights-of-way. Service delivery is problematic.	Eliminates an isolated portion of the Rural Area. Creates a logical UGA boundary, and promotes efficient service delivery. Will allow Urban Residential development in the southern portion of the area, consistent with the existing pattern of development in the general proximity. Will create an Urban Separator where Woodinville, the Kirkland PAA, and the Sammamish APD meet.	Complies with RCW 36.70A.020 and RCW 36.70A.110 and CPPs FW-1, FW-11, LU-26, and LU-27.	N/A	Zoning for northern section will be changed to R-1-P-SO, and zoning for southern portion changed to R-6-SO. Remove the Agricultural Buffer SO designation.
Redmond Perrigo Park – Map Amendment 5 Add 25 acres to the Urban Growth Area. The proposed land use designation is Other Parks/Wilderness. The proposed zoning is UR, Urban Reserve – one home per five acres. The land is to be included in Redmond’s Potential Annexation Area.	The City of Redmond owns the property and is developing a park, and would like to be able to annex the area and provide urban services to the park, but cannot do so unless the area is added to the UGA.	The Redmond community will benefit from a new active recreation facility. Redmond will be able to annex the area and provide urban services at the park, without adding development capacity to the UGA.	Complies with RCW 36.70A.020(1) and RCW 36.70A.110(2) and CPPs FW-1, LU-26, and CC-11.	N/A	Rezone the subject area to UR, Urban Reserve.
Redmond Ridge Panhandle – Map Amendment 6 Remove 123 acres from the Redmond Ridge Urban Planned Development (UPD). The proposed land use designation is Rural Residential. The proposed zoning is RA-5, Rural Residential – one home per five acres. The Urban Growth Area is to be amended to remove the study area.	The Bear Creek Community Plan, adopted as part of the KCCP, and an agreement between King County and developers, states that if the subject area is not going to be developed as part of the UPD, it should revert to Rural.	Area not planned for development as part of Redmond Ridge UPD will be removed from the Urban Area and preserved as Rural land.	Complies with RCW 36.70A.020 and RCW 36.70A.070(5) and CPPs FW-11 and LU-26.	N/A	Rezone subject area to RA-5. Eliminate all of the p-suffix development conditions and SO designations.

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Cougar Mountain – Map Amendment 7 Redesignate rural property to Urban Residential, Low and rezone R-1. Amend Urban Growth Area boundary to include this property and the adjacent road right-of-way.	This property is being transferred to a private developer in exchange for a similar sized property contiguous to the Cougar Mountain Park. This will create logical boundaries, resolving two service issues. It will allow more efficient park maintenance, and ensuring access to an Urban subdivision will be by way of an Urban road.	Redesignates a property to Urban Residential, Low and applies R-1 zoning. Amends the Urban Growth Area to include the subject property and adjacent road right-of-way.		N/A	Rezone to R-1.
East Renton Urban Separator – Map Amendment 8 Redesignate 76-acre Urban Separator. The proposed designation is Urban Residential, Medium density. The proposed zoning is R-6-SO – Urban Residential, six homes per acre within a special district overlay. The existing Significant Trees SO designation is not proposed to be changed.	This Urban Separator is no longer designated in the Countywide Planning Policies, and has been replaced with a new designated Urban Separator inside the City of Renton.	Land use designation will be consistent with changes to the CPPs. Result is a larger and more effective Urban Separator, with new residential development potential in the unincorporated Urban Area.	Complies with RCW 36.70A.110(2) and CPP LU-27 and the CPP Urban Separators Map.	N/A	Rezone subject area to R-6-SO, retaining the existing SO designation.
Enumclaw Golf Course – Map Amendment 9 Add 200-acre Enumclaw Golf Course property to the Urban Growth Area. It is proposed that the Urban Growth Area and Enumclaw’s Potential Annexation Area be amended to include the Golf Course property. It is proposed that the area be redesignated Rural City Urban Growth Area, and rezoned UR, Urban Reserve – one home per five acres.	Ownership of this property is being transferred from King County to the City of Enumclaw. Enumclaw cannot annex and serve the area unless it is added to the UGA. This amendment fulfills a section of the Interlocal Agreement to transfer the Enumclaw Pool and Golf Course to City of Enumclaw.	Enumclaw would be able to annex and serve this property which was transferred to the City from King County. This will support recreational opportunities for Enumclaw residents.	Complies with RCW 36.70A.020(1) and RCW 36.70A.110(2) and CPPs FW-1, LU-26, and CC-11.	N/A	Rezone the subject area to UR.